

# FOR LEASE

## 22,434 SF WAREHOUSE - 5.6 ACRES IOS

4710 E. BROADWAY AVENUE | TAMPA, FL 33605

### PROPERTY OVERVIEW

**PREMISES TOTAL:** 22,434 SF | 5.6 Acres

**WAREHOUSE:** ±16,726 SF

**OFFICE:** ±5,708 SF

**CLEAR HEIGHT:** 15'

**COLUMNS:** 29' x 22'

**POWER:** 3-Phase, 600 Amps

**LOADING:** 3 Grade-Level Doors (14'x20', 10'x12', 8'x8')

**FENCING:** Fully Fenced and Secured Site

**ZONING:** Commercial Intensive (CI)

**HIGHLIGHTS:** • 2 Points of Ingress/Egress  
• Hartline Bus Stop

### CAPITAL IMPROVEMENTS COMPLETED

- NEWLY RENOVATED OFFICE
- NEW OFFICE HVAC
- NEW TPO ROOF
- NEW EXTERIOR LIGHTING
- NEW LED INTERIOR LIGHTING
- WHITE BOXED WAREHOUSE
- EXTERIOR PAINTED
- NEW PERIMETER FENCE
- NEW MILLINGS & CRUSHED ASPHALT YARD



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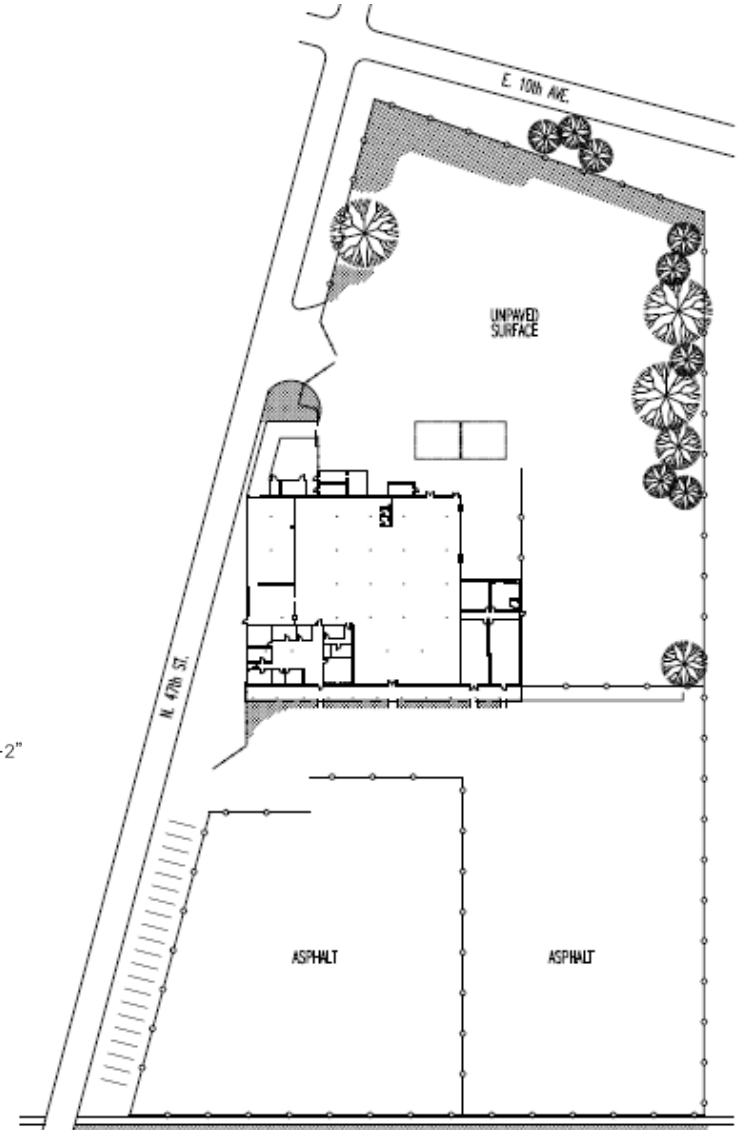
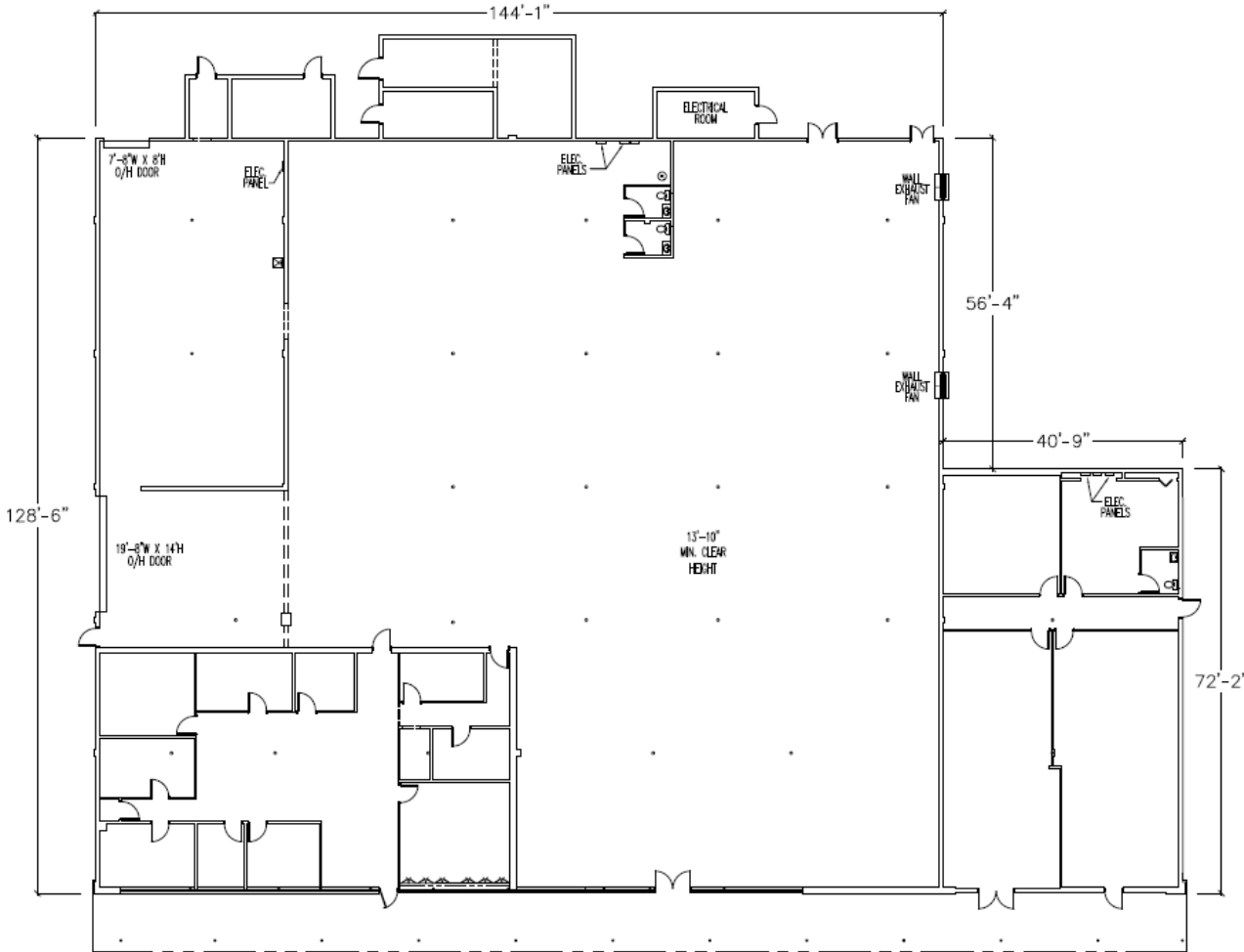
**Triten**  
REAL ESTATE PARTNERS

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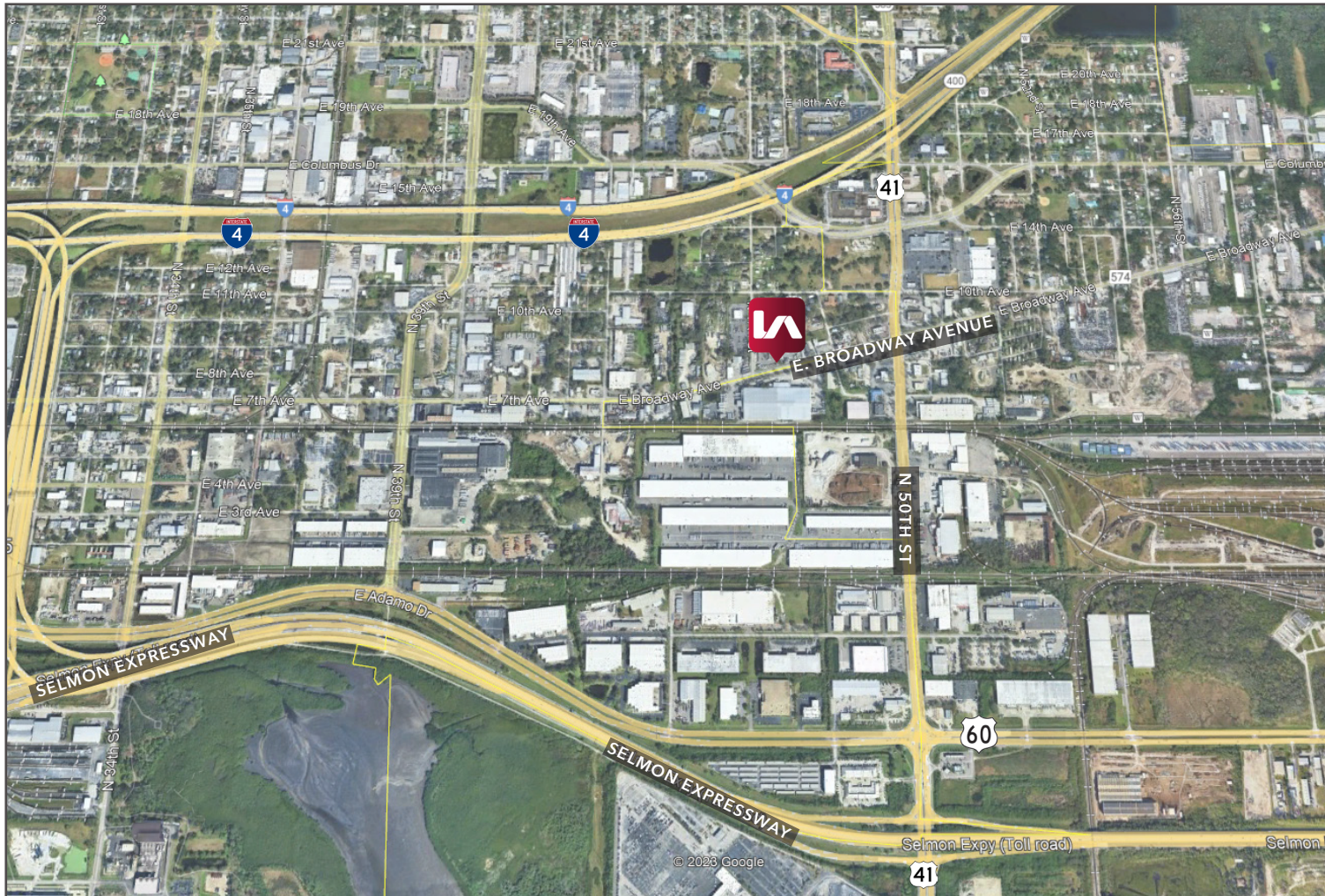


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